



THE
A-TEAM

**RE/MAX
FIRST**

1913 ASH Crescent, Calgary T2B 1N7

MLS® #: **A2184809** Area: **Southview** Listing Date: **12/30/24** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **7,147 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Interior Lot, Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Wood Frame**
 Flooring: **Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`1" x 12`7"	Family Room	Main	11`0" x 12`5"
Kitchen	Main	11`0" x 12`8"	4pc Bathroom	Main	6`2" x 8`1"
Bedroom - Primary	Main	11`2" x 12`5"	Bedroom	Main	7`7" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4346GL

Zoning:
M-CG

Remarks

Pub Rmks: **PLANS FOR 7PLEX ATTACHED (SUBMITTED TO CITY FOR REVIEW) - ONE OF THE BEST PRICED LOTS IN THE CITY - HUGE LOT IN SOUTHVIEW - 69 FT X 104 FT - ZONED M-CG **7147 SQ FT IN SIZE** ONE BLOCK AWAY FROM INTERNATIONAL AVE (17 AVE SE) - IDEAL FOR REDEVELOPMENT - You can DEVELOP RIGHT AWAY or even BUY & HOLD - 10 MINUTES TO DOWNTOWN CALGARY / 20 MINUTES TO CALGARY INTERNATIONAL AIRPORT - There is a 900 sq ft bungalow on the property that is currently rented out.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



